

Township of Lawrence
County of Mercer

Ordinance No. 2401-21

**AN ORDINANCE AMENDING SECTION 409, THE APARTMENT AND TOWNHOUSE DISTRICT,
ARTICLE IV ZONING DISTRICT REGULATIONS**

WHEREAS, the Township Council of the Township of Lawrence ("Township Council"), a municipal corporation in the County of Mercer, State of New Jersey, finds that the public health, safety, morals, and general welfare of the community shall be promoted by the revision and amendment of the Land Use Ordinance ("LUO") of the Township to implement the Housing Element and Fair Share Plan of the municipality; and

WHEREAS, the Planning Board of the Township of Lawrence has adopted a Master Plan that comprehensively provides a foundation for the appropriate use, regulation and development of lands for affordable housing in the Township in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, these amendments to the LUO are necessary to reduce barriers to inclusionary development by correcting minimum lot size and lot designations; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; and

WHEREAS, the Planning Board has determined that the revisions and amendments to the Land Use Ordinance set forth herein are consistent with the goals and objectives of the Master Plan and more specifically the Housing Element to complete the necessary steps to obtain an amended Judgment of Repose from the Court and therefore favorably recommends to the Township Council that Section 409 of the LUO be so amended; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Lawrence that the Land Use Ordinance be hereby amended as follows:

Section 1. Article IV Zoning District Regulations, Section 409 Apartment and Townhouse District is amended and supplemented as follows (additions are shown as thus; deletions are shown as ~~thus~~);

.....

F. General District Regulation. In the Apartment and Townhouse district, the following general regulations shall apply:

1. Minimum gross acreage of tract: 4.5 acres

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Section 2. §301, Zoning Map, shall be modified by designating the AT-3 Overlay to Block 4201.01, Lot 32.02.

Repealer:

All ordinances or parts of same inconsistent with any provision of this ordinance are hereby repealed to the extent of such inconsistency.

Severability:

If any section, paragraph, sentence, clause or phrase of this ordinance shall be declared invalid for any reason, the remaining portions of said ordinance shall not be affected thereby and shall remain in full force and effect.

Effective Date:

This ordinance shall take effect twenty days (20) days after adoption thereof.

Adopted: August 17, 2021

Record of Vote

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Bobbitt	X						
Ms. Lewis	X					X	
Mr. Powers	X						X
Mr. Ryan	X						
Mayor Kownacki	X						